1088

UNOFFICIAL COPY

After Recording Mail to:
US WORLDWIDE LITTLE

2720 S KIVERRO
SIE#202

DESFURES IL WOODS

Send Subsequent Tax Bills to:
Margoret A. Swinda

1336 S W. Estes Are, #2W

Chicago, L. 60626



Doc#: 0523503084 Fee: \$26.50 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 08/23/2005 03:54 PM Pg: 1 of 2

3109

THE ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WIRRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor, 1340 WEST ESTES COMPANY L.L.C., an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and outly authorized to transact business in the State where the following described real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said upited liability company, hereby GRANTS, BARGAINS, SELLS, and CONVEYS to MARGARET A. SW NDET (Grantee), whose address is 330 Scott St., Lake Forest, ILL 60045, the following described real estate, to-wit:

UNIT 1336.5-2W IN THE LA LEGENDA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: THE EAST 25 FEET OF LOT 12 AND ALL OF LOT 11 AND THE WEST 34 FEET OF LOT 10 IN WILLIAM M. DEVINE'S 3RD BIRCHWOOD BEACH SUBDIVISION IN PLOCK 1 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS COCUMENT 0423231011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 11-32-102-008-0000

ADDRESS: UNIT 2-W, 1336.5 WEST ESTES, CHICAGO, ILLINOIS 60626

The tenant has waived or failed to exercise the right of first refusal.

Grantor also hereby grants to the Counter, its encourses and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.



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SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which U.S. Worldwide Tide Services, LLC is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 51 day of 2005

1340 WEST ESTES CCMPANY L.L.C., an Illinois limited liability company

James Topps its: Manager City of Chicago Dept. of Revenue 393994

08/20/2005 11:04 Batch 11879

Real Estate Transfer Stamp \$1,177.50

STATE OF ILLINOIS)) SS COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that James Topps, Manager of 1340 West Estes Company L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowled god that he signed and delivered the said instrument as his own free and voluntary act, and as the ree and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this date:_

Notary Public

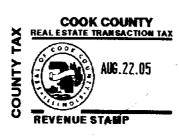
My commission expires

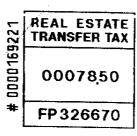
OFFICIAL SEAL MICHAEL HIRSCHTICK

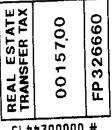
NOTARY PUBLIC STATE OF ILLINOIS

This Instrument Was Prepared by:

Michael J. Hirschtick 6321 N. Avondale Chicago, IL 60631







0000056613



STATE TAX